

Land Use Element

Policy 1.7.1: [L] - Low Density Residential Development Pattern (Rev. Effective 7/2/99)

INTENT - The low density residential development pattern is intended to provide for a wide range of housing types and opportunities within the low density range. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential use be allowed. Some low density residential areas may be restricted to limited density zoning due to existing development patterns, or environmental or utility constraints, while other areas may have zoning districts that allow for a broad range of density.

DENSITY/INTENSITY - Areas designated Low Density Residential shall not have a gross density greater than 8 dwelling units per acre. Nonresidential development shall not have a gross building area exceeding 10,000 square feet per acre.

LOCATION - Mixed Use Areas A and B are appropriate for zoning Low Density Residential development patterns. Other areas appropriate for zoning Low Density Residential activities may include: Areas of existing low density residential development in Mixed Use C; Areas in Mixed Use A, B, or C where intensity of uses is constrained or limited due to environmental features or lack of adequate infrastructure; and Mixed Use Areas in proximity to Village Centers. Land Development Regulations shall establish access criteria for community facilities to assure their appropriate location.

ACCESS - Areas zoned for the Low Density Residential development pattern shall have public street access.

Policy 1.7.2: [L] - Medium Density Residential Development Pattern (Rev. Effective 7/2/99)

INTENT - The Medium Density Residential development pattern is intended to encourage a wide range of medium density housing opportunities in close proximity to more intensive nonresidential uses, both which can be efficiently served by existing or planned infrastructure, including mass transit. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential use be allowed.

DENSITY/INTENSITY - Areas designated Medium Density Residential shall not have a gross density greater than 16 dwelling units per acre. Minimum density shall be 6 dwelling units per acre unless constraints of concurrency or natural features would preclude attainment of the minimum density. Nonresidential development shall not have a gross building area exceeding 20,000 square feet per acre.

LOCATION - Areas designated Mixed Use A, B and C on the Future Land Use Map are appropriate for zoning of Medium Density Residential Areas. Additional criteria for zoning are as follows: Areas of existing medium density development; Areas of transition from more intensive use to Low Density Residential and Residential Preservation; Areas in proximity to higher intensity uses; Areas served by mass transit service; Areas in proximity to community schools, parks, and public greenways; Areas along arterial and collector roadways; and Areas adjacent to the Activity Center, Central Urban, University Transition and Downtown Future Land Use categories, and the Village Center, Suburban Corridor, Medical Center and Urban Pedestrian Center Mixed Use development patterns. Land Development Regulations shall establish access criteria for community facilities to assure their appropriate location.

ACCESS - Areas zoned for the Medium Density Residential development pattern shall have access to an arterial or collector roadway.